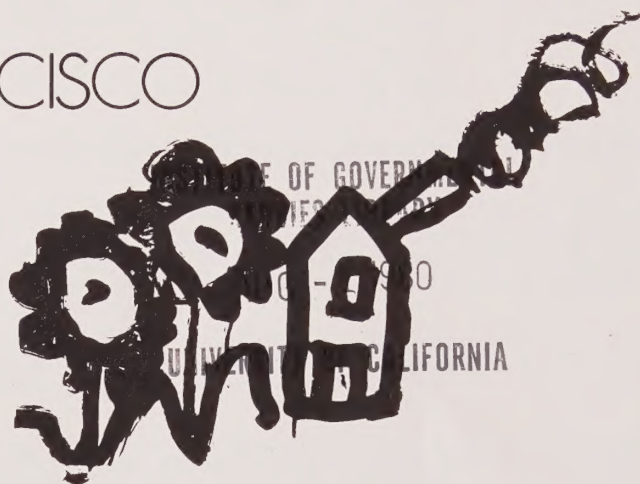


SUMMARY OF THE REGIONAL HOUSING ELEMENT

SAN FRANCISCO BAY AREA



On August 21, 1975, the Association of Bay Area Governments approved *Phase I of the Regional Housing Element*. The goals, objectives and policies that were thereby approved now become part of ABAG's comprehensive Regional Plan, and will be implemented by means of the Agency's current functions:

- plan and project review,
- service to member governments, and
- advocacy for regional concerns.

The approved housing policies commit ABAG to work toward the resolution of these issues:

- the large and growing number of the region's households that cannot afford adequate shelter;
- the inequities and discrimination in the housing market;
- the impact of growth control efforts on the existing housing stock and on new development patterns; and
- the inadequacy of available resources to meet the region's housing needs.

The following goals state the aspirations of the region in filling the principal housing needs of its residents:

- Goal 1. Maximize free choice in housing throughout the region;
- Goal 2. Conserve the existing housing supply in accordance with the region's needs; and
- Goal 3. Expand the housing supply in accordance with the region's housing needs.

From these goals, a set of objectives and policies were designed to strengthen ABAG's capacity to assist member governments in solving their own and the region's housing problems, to draw on the strength of its member governments in advocating desirable Federal and State actions, and to promote interaction and coordination among local governments and private institutions in pursuit of regional goals and objectives.

“ . . . local governments throughout the Bay Area are giving increasing recognition to the fact that housing problems are regional problems and call for regional solutions. . . ”





Summary of the Regional Housing Element, Phase I

Objective

1

TO HAVE REGIONAL HOUSING POLICIES ADOPTED BY ABAG AND BY MEMBER COUNTIES AND CITIES, AS A BASIS FOR ALLOCATING THE REGION'S AVAILABLE HOUSING SUBSIDIES.

Commentary: Regional housing allocation policies would express a commitment by local governments region-wide to the concept that they all share the responsibility to fill the region's housing needs. An approved housing allocation system would provide the basis to strike a balance between the need to expand housing opportunities for low- and moderate-income households in areas throughout the region and the need to allocate enough resources to the older urban cores so as to maintain and improve their present housing supply.

2

TO HAVE EVERY COUNTY AND MUNICIPAL GOVERNMENT IN THE REGION ADOPT A HOUSING ELEMENT WHICH SPECIFIES THE STRATEGIES AND ACTIONS TO BE INITIATED BY LOCAL GOVERNMENT TO MEET HOUSING NEEDS.

Commentary: ABAG sees the local housing element as the principal device by which local governments identify their own housing needs, set realistic goals and commit resources to filling needs. ABAG cannot adequately review local plans and projects nor fully develop regional policy that reflects local needs and aspirations, unless each jurisdiction has an adopted local housing element. ABAG will expect such housing elements to contain firm and realistic commitments to move continuously toward (a) meeting their own need and (b) accepting their responsibility in meeting the region's housing needs. In order to maximize their effectiveness, local housing elements must be continually updated and revised to reflect current conditions.

3

TO DIRECT GROWTH MANAGEMENT EFFORTS OF REGIONAL AND LOCAL BODIES TOWARD THE EXPANSION AND CONSERVATION OF HOUSING IN ACCORD WITH THE REGION'S NEEDS, AND ESPECIALLY HOUSING FOR LOW- AND MODERATE-INCOME PEOPLE.

Commentary: Cities and counties traditionally attempt to guide their own growth by such means as zoning and subdivision ordinances, building and housing codes, capital improvements and fee and license schedules. Current efforts by many local governments are aimed at developing more explicit and more effective growth control measures by specifying the amount, type, timing and distribution of residential development that may occur. Region-wide monitoring must assure that such efforts are pursued in accordance with regionally approved housing goals and objectives.

Implementation via ABAG's Plan and Project Review Function

1.1

1.11 ABAG will establish a revised regional housing allocation system which will indicate how much each locality and each county should receive of the region's available housing subsidies, in order to aid in filling the region's housing needs. Such a system would balance estimates of each locality's housing needs with an array of other factors.*

1.12 Community Development Block Grant applications must be consistent with the housing policies and housing allocation system approved by ABAG, in order to receive favorable review by ABAG.

1.13 All local physical development plans and proposals, growth control measures and State-mandated general plan elements, in order to be found consistent with regional planning policies and objectives and in order to receive favorable review by ABAG, must contain the ways and means by which local governments propose to comply with the regional housing allocation system.

1.14 ABAG will periodically revise the regional housing allocation system in accordance with current estimates of housing need and other factors.

2.1

2.11 Local general plans and housing elements, in order to be found consistent with regional policies and objectives, and to receive favorable review by ABAG, must specify strategies and actions to be initiated by local governments to meet their own housing needs and the region's housing needs.

2.12 Local development proposals and growth control measures, in order to be found consistent with regional policies and objectives and to receive favorable review by ABAG, must be in accordance with adopted local and regional housing elements.

2.13 In order for a Comprehensive Planning Assistance (701) Grant proposal to receive favorable review by ABAG, it must demonstrate that the local jurisdiction has an adopted housing element, or will support completion of a housing element.

3.1

3.11 Local plans, development proposals and growth control measures, in order to be found consistent with regional planning policies and objectives, must contain provisions that are specifically designed to expand and conserve the supply of low- and moderate-income housing, in accord with the region's needs.



Implementation via ABAG's Service Function

1.2

1.21 ABAG will give assistance, on request, to member cities and counties in their efforts to devise legal and fiscal measures to implement the regional housing allocation system.

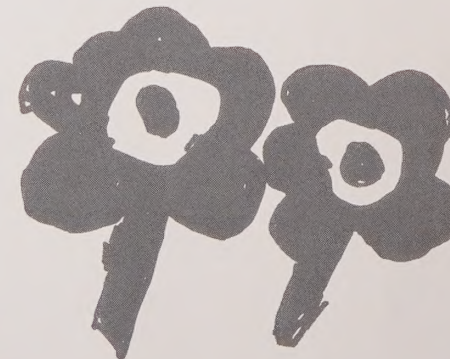
1.22 ABAG will assist member cities and counties, on request, in formulating local housing allocation plans suitable to their own needs and consistent with the regional housing allocation system and will incorporate locally adopted allocation systems into the regional system, insofar as they are mutually consistent.

1.23 ABAG will disseminate to member cities and counties, and to interested citizens, information on the regional housing allocation system and the procedures for its implementation.

2.2

2.21 ABAG will give technical assistance on request to local governments in their efforts to produce and implement their housing elements.

2.22 ABAG will produce a regional housing element which follows the format of state guidelines for local housing elements and provides a framework for viewing local elements in a regional context.



3.2

3.21 ABAG will assist member governments, on request, in developing and revising their community development regulations to upgrade their capacity to expand and conserve the supply of low- and moderate-income housing, in accord with the region's needs.

3.22 ABAG will advise and assist member governments in devising and adapting financial and legal mechanisms that would increase the flow of public and private money into housing conservation and development in accordance with the region's needs.

3.23 ABAG will advise and assist member governments in joint efforts to coordinate housing regulatory practices and development fee schedules to facilitate expansion and conservation of the region's supply of low- and moderate income housing.

3.24 ABAG will collect and disseminate information on community development policies, tax provisions, ordinances and regulations designed to expand and conserve the supply of low- and moderate-income housing in accordance with the region's needs.

Implementation via ABAG's Advocate Function

1.3

1.31 ABAG will urge the Federal Department of Housing and Urban Development to utilize the approved regional housing allocation system as the controlling mechanism for disbursing housing subsidies to localities in this region.

1.32 ABAG will support efforts of communities applying for housing and community development subsidies where these communities demonstrate a commitment to fulfilling their responsibilities in meeting the region's housing needs.

1.33 ABAG will urge the State of California, through the State Housing Finance Agency, to incorporate the approved regional housing allocation system into its procedures for disbursing housing subsidies to local jurisdictions within this region.

2.3

2.31 ABAG will urge the State of California to enforce its requirement that localities complete a housing element in accord with adopted guidelines.

2.32 ABAG will urge the Federal government to require the equivalent of a local housing element from municipalities and counties applying for Community Development grants and housing subsidies.

2.33 ABAG will intercede on behalf of communities seeking funding to implement adopted housing elements containing specific strategies to meet housing need.

3.3

3.31 ABAG will urge the Federal and State governments to require that local governments show a clear commitment to the expansion and conservation of low- and moderate-income housing in order to receive grants or subsidies for any type of development activities.

3.32 ABAG will intercede on behalf of communities seeking additional funding to implement growth management tools which are designed to expand and conserve the supply of low- and moderate-income housing.

*A preliminary draft was distributed for review and discussion in March 1974. See *Regional Housing Allocation*, ABAG, March 28, 1974. The allocation formula under consideration at that time contained such factors as housing need, fiscal capacity, environmental quality and access to employment. Extensive comments were received, and revisions are currently in process. The revised allocation system will again be distributed for region-wide review.

4

TO ELIMINATE FROM THE HOUSING MARKET ALL ARBITRARY DISCRIMINATION BASED ON RACE OR ETHNIC ORIGIN, SEX, MARITAL STATUS OR HOUSEHOLD COMPOSITION.

Commentary: On a regional scale, patterns of discrimination result from a multitude of individual decisions and actions that are not necessarily intended to be overtly discriminatory. Discrimination in housing is compounded by other housing problems, such as high costs and shortages, by economic circumstances and by discrimination in employment and in other sectors of the society at large. Housing policies can work to eliminate discrimination from the housing sector and give support to parallel efforts in other areas. These policies express ABAG's commitment to principles that are embodied in laws that are now on the books and need to be strengthened and enforced.

4.1

- 4.11** Local general plans and housing elements, in order to be found consistent with regional planning policies and objectives, must include realistic assessments of the extent of discrimination operating in the local housing market and must specify the means to be employed by local governments to eliminate such discrimination.
- 4.12** Local development plans and housing project proposals, in order to be found consistent with regional planning policies and objectives, must contain explicit provision for implementing nondiscrimination and affirmative action policies through their housing marketing and sales programs.

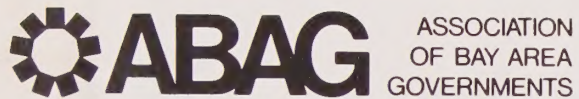
4.2

- 4.21** ABAG will provide technical information and assistance, upon request, to member cities and counties setting up local anti-discrimination programs.
- 4.22** ABAG will seek ways to expand opportunities for responsible citizen participation in housing planning, policy development and implementation activities, both at local and regional levels.



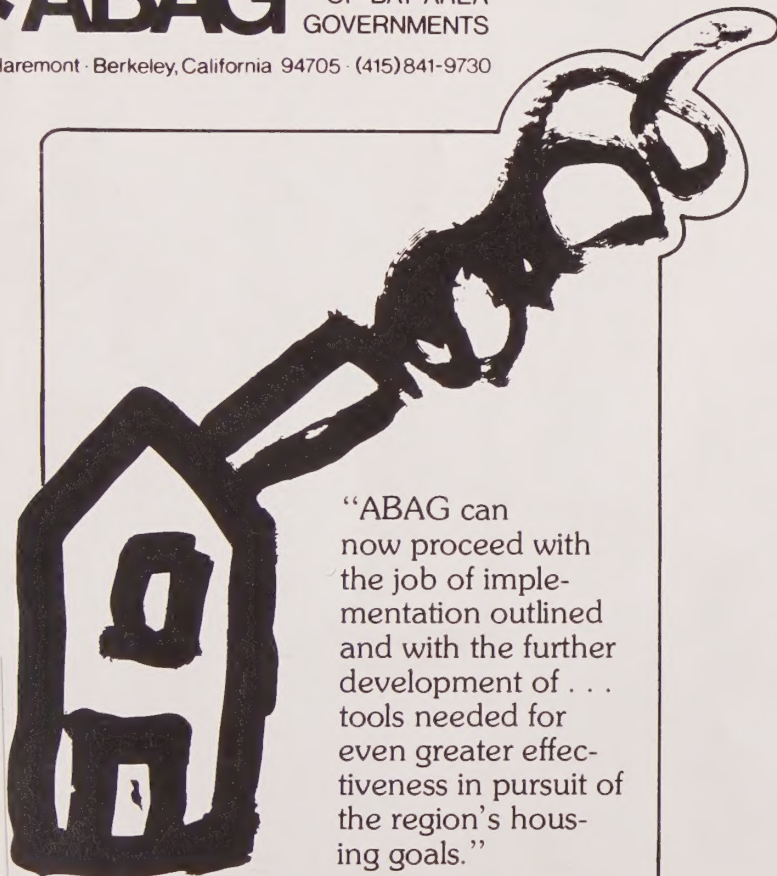
4.3

- 4.31** ABAG will urge that local, State and Federal antidiscrimination laws be strengthened and enforced, that their enforcement capability be adequately funded and staffed, and that local fair housing offices be given financial support by government.
- 4.32** ABAG will urge private and public financial institutions to:
 - a. remove arbitrary discrimination from their lending and insurance practices;
 - b. halt the practice of arbitrarily diverting lending resources away from low-income and/or minority and integrated neighborhoods;
 - c. fund local efforts to combat arbitrary discrimination in the housing market.
- 4.33** In accord with ABAG Resolution 7-73, ABAG will continue to advocate repeal of California Constitution Article 34, requiring referendum approval before the construction or purchase of low-income housing by a public entity.
- 4.34** ABAG will urge local governments within the region to support responsible efforts of citizens to participate meaningfully in housing planning, policy development and implementation activities.



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"ABAG can now proceed with the job of implementation outlined and with the further development of . . . tools needed for even greater effectiveness in pursuit of the region's housing goals."

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